

**Foxborough Planning Board
Meeting Minutes
July 31, 2014
Boyden Library**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, John Rhoads, Gary Whitehouse

Members Absent: Ron Bressé

Also Present: Planner Sharon Wason

Planner's Report

Ms. Wason gave the following report:

The groundbreaking for the Payson Road Recreation Area is scheduled for Tuesday, August 12, 2014 from 7:00 – 8:00 p.m. Postcards will be mailed to the neighbors this week and it will be listed on the town website.

Ms. Gray will be starting full time on Monday.

The RFP for the Master Plan will be completed either Friday or Monday.

Ms. Wason has suggestions for Zoning Articles for the Fall Town Meeting. The Board reviewed the suggested list of seven and will concentrate on Accessory Apartments definition and district/use heading and adding the overlay district for downtown; it was also noted that the Zoning Bylaw recodification was not included in the Legal Notice for the last Town Meeting and may need to be re-voted if the Attorney General strikes it down. The article dealing with the definition of height and building can be saved for the Annual in the spring and the Watchman's House section can be addressed at a future date. The Board also discussed deleting section 8.2 Residential Compounds and 8.4 Planned Development.

Ms. Wason reviewed the increase of the development activity over the past year. The office has received 12 Special Permit applications from January to July of this year compared to last year when only 6 Special Permits were received from January to December.

The Board reviewed the Construction Report for Garrett Spillane Road submitted by Mr. Mullaney. It was noted that the developer will be looking for town acceptance of this road soon, which will require As Builts and bounds to be installed. It will have to be checked if this was meant to be a Private Way and if it meets town road standards.

Mr. Rhoads stated that borings were dug at the Town Hall parking lot, ledge was found 10 to 11 feet down which is good news. It was also noted that a runoff rate reduction needs to be a part of the site work..

Ms. Wason would like to move the file cabinets downstairs at Town Hall to the old conservation office area to get them out of the plan room which has mildew problems.

Discussion with John Michelmores in regards to Nantucket Estates Extension

The Board met with Atty. John Michelmores in regards to his recent request for an extension of the Nantucket Estates subdivision. The current extension expires in October 2014. The owner of the subdivision, Jack Monahan, has passed away and his daughter is now the owner. She has no expertise in development and the estate intends to market this property so they are asking for another extension.

This is a small development with only eight lots and an 800 foot road.

The Board members noted that the Stormwater Regulations have changed since this development was approved in 2006.

Atty. Michelmores is agreeable to a condition that the drainage is subject to review and modification if necessary.

The Board feels that a new developer should be required to reapply and begin with a new project. Atty. Michelmores stated that there is more value in selling eight approved lots than just selling the land.

The Board asked if there is an Order of Conditions with the Conservation Commission. Atty. Michelmores would have to check on that.

Discussion continues after the opening of the Public Hearing.

**7:30 p.m. Continued Public Hearing – Site Plan Review & Special Permit
Gillette Stadium Traffic & Access Improvements
Washington Street
NPS LLC**

The applicant has submitted a letter requesting a continuance to the September 11, 2014 meeting.

A motion to continue the Public Hearing to September 11, 2014 at 8:00 p.m. was made by Mr. Grieder and seconded by Mr. Rhoads. The motion carried 4-0-1.

Continued Discussion with John Michelmores in regards to Nantucket Estates Extension

The Board members noted that a new Covenant would be needed for any new development.

Atty. Michelmores stated it would be up to the new owners to do their due diligence in regards to the subdivision. He also noted that there is currently a drainage easement for one lot to property that was also owned by the same developer.

The Board discussed granting a one year extension instead of a two year extension.

A motion to grant a one year extension to September 30, 2015 subject to the review of the impact of stormwater and any other regulatory changes was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

Camp Road

Residents of Camp Road, Mike & Jessica James of 25 Camp Road and Tom & Nicole Rohan of 21 Camp Road came before the Board with concerns about their road. There are many potholes in the road that they are concerned about as well as icing in the winter. They called the DPW and were told to come to the Planning Board.

The Board stated that the Board of Selectmen are the Road Commissioners but they are not sure Camp Road is an accepted road.

Ms. Wason noted that there was an Article on a Town Meeting Warrant about ten years ago to reconstruct Camp Road but it was turned down. She has checked the Town Clerk's street list and it is not listed as an accepted road.

The Board advised the residents to contact the Town Manager to see what remedies are available.

General Business

In regards to the recent proposal for the Ferguson property at 95 Main Street, Mr. Rhoads disclosed that his aunt and uncle own one of the homes in the Right of Way. He will recuse himself from any deliberations on this property if an application comes before the Board but will be speaking to the owners on his relative's behalf.

Resident Neil Kaiser asked the Board about the naming of streets. He thinks having the streets named after local veterans would be a good idea. The Board advised him to talk to the Historical Commission and the Board of Selectmen.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Diana Gray

Approved by: William Grieder

Date: 9/12/14